

**UNITED STATES DISTRICT COURT  
EASTERN DISTRICT OF PENNSYLVANIA**

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IRENE GRIVAS,	:	
	Plaintiff,	:
		:
v.	:	No. 24-cv-0245
		:
CITY OF LANCASTER,	:	
	Defendant.	:

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**O R D E R**

**AND NOW**, this 7<sup>th</sup> day of June, 2024, upon consideration of Defendant's Motion to Strike Notice of Removal/Motion to Remand, *see* ECF No. 17; Defendant's Motion to Dismiss, *see* ECF No. 23; and for the reasons set forth in the Opinion issued this date, **IT IS HEREBY ORDERED THAT:**

1. The Motion to Strike Notice of Removal, *see* ECF No. 17, is **GRANTED**.
    - a. The Clerk of Courts is **DIRECTED** to Strike the Notice of Removal. *See* ECF No. 5;
  2. The Motion to Remand, *see* ECF No. 17, is **DENIED**;
  3. The Motion to Dismiss, *see* ECF No. 23, is **GRANTED in part**.
    - a. The Court will **ABSTAIN** from hearing all claims for injunctive relief in this case.
    - b. The remaining claims for monetary damages are **STAYED** pending the finalization of the underlying nuisance action docketed in the Lancaster County Court of Common Pleas at No. CI-21-06503.
- c. The Parties **SHALL** notify the Court within 30 days after those proceedings conclude.

BY THE COURT:

/s/ Joseph F. Leeson, Jr.  
JOSEPH F. LEESON, JR.  
United States District Judge